

MEMORANDUM

TO: Metropolitan Planning Commission

FROM: Emily Dills

DATE: July 7, 2016

SUBJECT: Final Plat Recommendations

CC: Surveyors, Owners

The attached spreadsheet includes recommendations for all Final Plat requests on the July 14, 2016 MPC agenda. Included are recommendations for postponement, approval, denial, and withdrawal. Requests for postponement and withdrawal will be heard at the beginning of the meeting when the list of all agenda items requested for postponement or withdrawal is considered.

The items recommended for approval are recommended subject to all required certifications and approvals being shown on the final plat prior to certification for recording. The plats recommended for approval will be heard by consent with all other items recommended for approval.

Regarding those plats recommended for denial, a separate package of staff reports will be prepared for your consideration at the July meeting.

If you have any questions concerning these recommendations, please let me know.

FINAL PLATS

ITEM #	SUBDIVISION	APPLICANT	LOCATION	SURVEYOR	ACRES	LOTS	VAR./COMMENTS	RECOMMENDATION
11	W M BRAGG RESUBDIVISION OF LOTS 9R & 10R (5-SI-16-F)	Webb Land Surveying	Northwest side of E Emory Road at the intersection of Blueberry Road	Webb	8.59	2	1. To reduce the required right of way width of E Emory Road from 56' to 45' from the centerline to the property line. 2. To reduce the required utility and drainage easement under the existing walls, canopy, and signs from 10' or 5' as required to 0' as shown on plat. 3. To reduce the utility and drainage easement from 5' to 0' along the southeast 160' lot line identified on the plat.	POSTPONE until the August 11, 2016 MPC meeting, at the request of the applicant
12	GIDEONS LANDING (6-SC-16-F)	Norvell & Poe Engineers	South side of Tipton Station Road, east side of Dempster Lane	Norvell & Poe	38.7	14		POSTPONE until the August 11, 2016 MPC meeting, at the request of the applicant
13	FIVE POINTS REDEVELOPMENT, PHASE 2 (6-SG-16-F)	CEC - Civil & Environmental Consultants, Inc.	South side of Olive Street, north side of intersection of McConnell Street and Bethel Avenue, to Martin Luther King Jr. Avenue	CEC	19.65	3		TABLE at the request of the applicant
14	BLACK OAK HILLS, RESUBDIVISION OF LOTS 4 & 5 (7-SA-16-F)	Lynch Surveys LLC	East side of Ridgedale Road, north of Western Avenue	Lynch	0.71	1	1. To reduce the required utility and drainage easement under the existing shed from 10' to 0' or distance shown along the rear lot line.	Approve Variance APPROVE Final Plat

FINAL PLATS

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15	FINAL PLAT OF THE COMMERCIAL BANK, INC. PROPERTIES (7-SB-16-F)	Benchmark Associates, Inc.	At the southwest intersection of Bearden Place and N Broadway	Benchmark Associates, Inc.	16809	1	<ol style="list-style-type: none"> 1. To reduce the required utility and drainage easement under existing buildings from 10' to 0' as shown on plat. 2. To reduce the required right of way width of N. Broadway from 30' to 25.8' from centerline to property line. 3. To reduce the required right of way width of Bearden Place from 25' to 20.9' from centerline to property line. 4. To reduce the required right of way width of Fulton Place from 25' to 10.9' from the centerline to the property line. 5. To reduce the required intersection radius at N Broadway and Bearden Place from 75' to 15'. 6. To reduce the required intersection radius at Bearden Place and Fulton Place from 75' to 15'. 	Approve Variances 1-6 APPROVE Final Plat
16	CASCADE VILLAS, PHASE 2 (7-SC-16-F)	Cascade Falls, LLC	At the intersection of Gatekeeper Way and Spice Tree Way	Batson, Himes, Norvell & Poe	13827	2	<ol style="list-style-type: none"> 1. To leave the remaining portion of Parcel 002 without the benefit of a survey. 	Approve Variance APPROVE Final Plat
17	RESUBDIVISION OF LKM PROPERTIES HARDIN VALLEY RD & PELLISSIPPI PKWY AND PELLISSIPPI CORP CENTER (7-SD-16-F)	Batson, Himes, Norvell, & Poe	north side of Hardin Valley Rd, at Chaulexiox Rd to the west and Cherahala Blvd to the east	Batson, Himes, Norvell & Poe	4.825	2		APPROVE Final Plat
18	LKM PROPERTIES AT W EMORY & CLINTON HWY. (7-SE-16-F)	Batson, Himes, Norvell, & Poe	At the southeast intersection of W Emory Rd and Clinton Hwy	Batson, Himes, Norvell & Poe	20.148	3	<ol style="list-style-type: none"> 1. To reduce the required intersection radius at W Emory Road and Holgate Lane from 75' to 0'. 	Approve Variance APPROVE Final Plat

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19	MANGAN PROPERTY (7-SF-16-F)	Eagle River Land Surveying	Northwest side of Piney Grove Church Road, southeast side of Chukar Road	Eagle River Surveying	4.3	3		APPROVE Final Plat
20	REEDER CHEVROLET (7-SG-16-F)	Boundary Consultants	South side of Clinton Hwy, west of I-75	Boundary Consultants	11.99	1	1. To be determined.	POSTPONE until the August 11, 2016 MPC meeting, at the request of the applicant
21	SUPREME COURT REDEVELOPMENT SITE (7-SH-16-F)	JMC Surveying and Mapping	Entire block from Cumberland Avenue to the south and W Church Avenue on the north, and Locust Street on the east and Henley Street on the west.	JMC Surveying and Mapping	1.89	1	<ol style="list-style-type: none"> 1. To reduce the required right of way width of Locust Street from 35' to 28.36' from the centerline to the property line. 2. To reduce the required intersection radius of Cumberland Avenue and Henley Street from 75' to 15'. 3. To reduce the required intersection radius at West Church Avenue and Henley Street from 75' to 15'. 4. To reduce the required intersection radius at West Church Ave and Locust Street from 75' to 15'. 5. to reduce the required intersection radius at Locust Street and Cumberland Avenue from 75' to as shown on plat. 6. To reduce the required utility and drainage easement along all lot lines from 10' to 0'. 	Approve Variances 1-6 APPROVE Final Plat
22	RIVER MEADOWS (7-SI-16-F)	Jim Sullivan	West side of Bluebonnet Drive, south of Mine Road	Sullivan	0.965	5		APPROVE Final Plat
23	BLACKSTONE (7-SJ-16-F)	W Scott Williams and Associates	South side of Black Road, west of Snyder Road	Scott Williams and Associates	18.65	30		APPROVE Final Plat

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24	RONALD & REBA KENNEDY PROPERTY (7-SK-16-F)	Robert G Campbell & Associates	Southwest side of Cooper Street, north of W Fifth Avenue	Campbell	1.8	2	1. To reduce the required right of way width of Cooper Street from 50' to distances shown on the plat from the centerline to the property line. 2. To reduce the required utility and drainage easement under all existing buildings from 10' or 5' as required to 0' as shown on plat.	Approve Variances 1-2 APPROVE Final Plat
25	OAKHURST RESUBDIVISION OF LOT 46 AND COMMON AREA 1 (7-SL-16-F)	Robert G Campbell & Associates	At the intersection of W Beaver Creek Road and Jackson Morgan Lane	Campbell	31473	15		APPROVE Final Plat
26	RUSHLAND PARK, PHASE IV, UNIT 2 (7-SM-16-F)	Primos Land Company, LLC	At the terminus of Hollow View Lane, northeast of Rushland Park Blvd.	Southland Engineering	12.02	24		APPROVE Final Plat
26.0	ARTISAN ROW (7-SN-16-F)	Fields and Dreams, LLC	North side of Westland Drive, southwest of Sherwood Drive	Michael Suttles Land Surveying	3.07	0		APPROVE Final Plat